CRITERION PROPERTY INSPECTION

Customer:	Matt and Paige Wimmer
Customer Address:	
City, State, Zip:	
Customer Phone Number:	(208) 392-3472
Inspection Address:	5542 N. Collister Rd.
City, State, Zip:	Boise, ID 83703

Inspection Date:	4/3/2013
Inspection Time:	09:30 AM

Reporting Instructions:

☐Mail ☑ remit to customer ☑ remit to realtor

☐ **Is the mailing address the same as the customer address?**

Mailing Address:	
City, State, Zip:	
☑ **Email**	paigelac@gmail.com, mattgwimmer@gmail.com
☐ **Fax**	
Weather conditions:	Partial Overcast
Outside Air Temperature:	45°F

General Description of Property:

Overall Condition:	Acceptable
Type:	Single Family
Plot size:	0.265 acres
Approximate square footage:	1304 sq. ft.
Approximate date of construction:	1978
Main entrance faces:	North-West

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Buyer Agent Name	Doris Jenkins
Agency	Realty One Professionals Plus
☑ Attended Inspection?	
Mailing Address	**7310 Potomac Dr.**
City, State, ZIP:	Boise, ID 83704
Phone:	(208) 322-2700
Fax:	(208) 322-2756
Email:	ddjenkins@cableone.net

Seller Agent Name	Nick Hilton
Agency	Silvercreek Realty Group
☑ Attended Inspection?	
Mailing Address:	**1099 SW. Wells St. Ste. 200**
City, State, ZIP:	**Meridian, ID 83642**
Phone:	**(208) 377-0422**
Fax:	
Email:	njhiltongroup@gmail.com

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CRITERION PROPERTY INSPECTION

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CRITERION PROPERTY INSPECTION

Service Contract

This Service Contract is entered into by and between Criterion Property Inspectors, LLC ("Criterion") and the undersigned.

Criterion will perform an inspection of the property located at 5542 N. Collister Rd. Boise, ID 83703 (The "Property"). The purpose of this inspection is to ascertain the condition of the property, its major components, systems, and structures.

Criterion will deliver to the undersigned one written report documenting the results of the inspection. Additional copies of the report may be obtained for an additional nominal fee.

The inspection will be limited to visual inspection methods only; the inspection is not an engineering analysis. It may not impart, nor does it imply any sort of existing compliance with any state or federal regulation or code of regulations. It is merely a statement of the observed physical condition of the property at the time of inspection.

Criterion is not required to test all functionality of a system's parameters if a statistical sample is representative of the whole (i.e. electrical outlets). No tests will be performed upon dormant or inoperative systems (i.e. lawn sprinkler systems will not be tested during winter).

Criterion will not necessarily perform any disassembly of systems for purposes of performing testing. If access is not available to a structure or system, that structure or system may not be inspected, in which case the report will reflect the lack of access.

Criterion does not employ any sort of intrusive or destructive testing of structures or systems, and hence cannot verify the integrity of any concealed or inaccessible features or members.

Criterion does not necessarily report on, and specifically performs no analyses for, the presence or absence of any potential environmental hazards or contaminants, including but not limited to the following:

Lead

Pesticides

Formaldehydes

Benzene

Radon Gas

Mold or Mildew

Other chemical, biological, or radiological contaminants

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Criterion is not licensed in the testing or remediation of chemical, biological, or radiological hazards.

The inspection and report are not to be construed as a warranty or guarantee of the property, or any of its respective systems, sub-systems or components. The inspection and report are not to be construed as a certification of safety, or the future safe operation of any system or structure.

Criterion's liability is strictly limited to the value of the inspection.

Dated this 3rd day of April 2013.

CRITERION PROPERTY INSPECTION	Signature
Lloyd C. Lyle IV, Owner	Lloyd C. Lyle IV Printed Name

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Inspection Key

Excellent

A rating of excellent indicates that the feature of interest is in substantially better condition than would be expected for its age and usage.

Good

A rating of good indicates that the feature or system of interest is in better condition than would be expected for its age and usage.

Acceptable

A rating of acceptable indicates that the feature or system is average for its age and usage.

Immediate Safety Concern

An immediate safety concern indicates that the feature or system of interest presents an immediate threat to health and safety. The concern should be addressed immediately by a professional in order to prevent injury or loss of life.

Repair

The feature or system is substantially below average in its condition, and requires corrective action to prevent further deterioration.

Monitor

The feature or system needs further investigation and/or monitoring in order to determine if corrective action is necessary

Maintenance Required

The feature or system requires performance of previously deferred periodic maintenance to prevent further deterioration.

Not Inspected

The feature or system was not visible or accessible for inspection

Not Applicable

The condition does not apply to the feature or system under consideration.

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CRITERION PROPERTY INSPECTION

Comments Regarding the Property Inspection

No property is flawless

Regardless of whether a property is newly built, or has been in place for many years, there will typically be some amount of associated imperfections. Some of these faults will have occurred during construction; some are the result of normal wear and tear, and still others the result of damage or deferred maintenance. The reporting of items or aspects of a property which are less than ideal should not be interpreted as being discrepant from a formal property appraisal or comparative market analysis. A comparative market analysis (property appraisal) makes its own assumptions about the relative condition of a property, and does not assume that a property is in pristine condition. This report comments upon the condition of a property and its systems in order to provide the potential purchaser with a more in-depth familiarity with the property than that which is provided by a market analysis.

Expected lifetime

Many components of a structure or property have a typical or expected lifetime. The inspection report will typically comment upon both the expected remaining lifetime, and any apparent discrepancy from the current expected condition of the feature being discussed (either positively or negatively so).

Maintenance costs

Typical property maintenance costs should, on average, be between 1% and 2% of the total property value annually. If this maintenance has been neglected or deferred for many years, the amount of money required to bring the property into an average state of repair may be considerably more.

Repair estimates

Occasionally, upon request, estimates may be provided for the repair of some system, or aspect of a property. Typically, a range of prices will be given for this repair, with the low end pricing being reflective of material costs, while the upper end of the range might reflect the prices paid to a professional for those same repairs. The customer is encouraged to compare prices for themselves from a number of sources prior to engaging a contractor's services. Be aware also, that although it might seem less expensive, one doesn't always possess the necessary skills, tools, time or other resources required to perform those repairs.

Customer satisfaction

We at Criterion Property Inspections understand that the purchase of a property, either for personal use, professional use, or investment, is often one of the largest expenditures an individual or organization can undertake. If for any reason, some portion of the inspection report requires further explanation or elaboration. Please don't hesitate to contact us for additional information. We archive all inspections, and would be happy to review any aspects of the report which might require further detail.

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CRITERION PROPERTY INSPECTION

Inspection results overview

Dear Matt and Paige Wimmer,

Thank you for choosing Criterion Property Inspection as your property inspector.

This home was built in 1978 It is in Acceptable condition for its age.

The details of the inspection can be found within the body of the report.

Immediate safety concerns

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Repair items

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Items requiring future monitoring

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Items requiring periodic maintenance

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I retain full documentation of each inspection, and can provide both notes and digital photographs if further clarification is required. Criterion Property Inspection's office phone number is (208) 995-5348, or I can be reached via email at CriterionInspections@cableone.net

Lloyd C. Lyle IV

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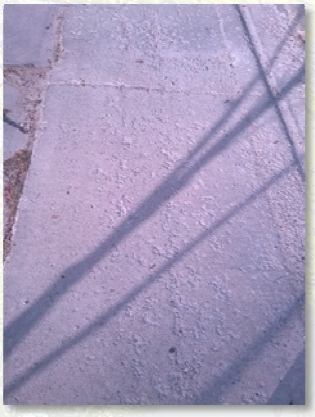
Inspection Pictures

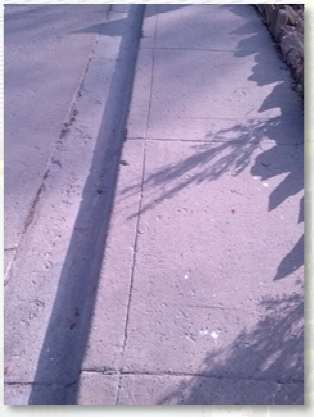
Spalling concrete, front sidewalk

Cracked concrete slab, driveway

Cracked concrete slab, driveway



Spalling concrete, front sidewalk



Spalling concrete, front sidewalk

Oil/rust stains, driveway

Damaged foundation vent, southeast corner

Detached foundation vent, southeast corner

Damaged floor gasket, garage door

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Damaged floor gasket, damaged panel, garage door

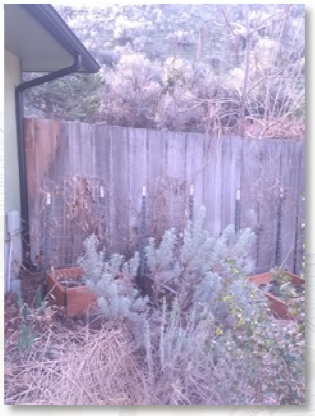
Water damaged soffit

Damaged, incorrectly installed dryer vent exhaust hood

Weather damaged fence pickets

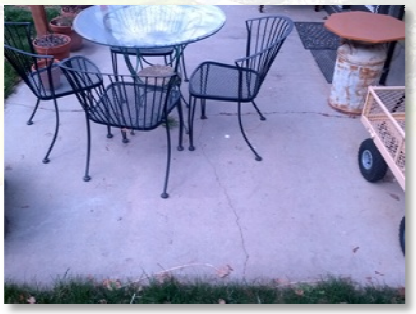
Water damaged soffit

Trim detached from substrate



Wood rot in center fence post, this section

Water damaged soffit



Cracked concrete patio slab

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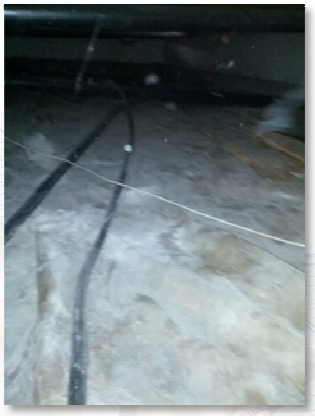
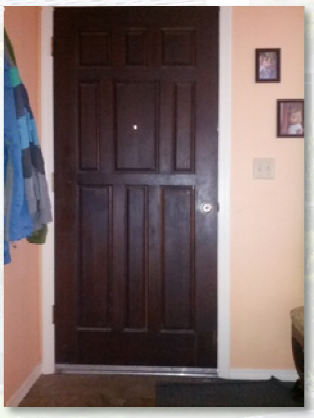
Crack in retaining wall

Crumbling mortar top of retaining wall



Crawlspace (reference only)

Caulked joints between lapped siding members requires re-caulking, rear of structure



Raised panel front door damaged

Caulked joints between lapped siding members requires re-caulking, rear of structure

Stile glued joint failure, front door

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Stile glued joint failure, front door

Crawlspace (reference only)

Moisture seeping into crawlspace between foundation footing and stem wall

Chipped flooring, living room

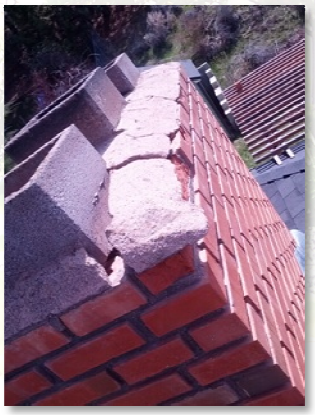
Debris in roof gutters (typical)

Attic space, compressed insulation

Branch contacting structure should be trimmed

Drywall section missing garage at electrical service, repair/replace

Damaged drywall ceiling, garage



Cracked mortar, chimney cap

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Drain clean-out location, front yard

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Outdoor Structures and Surfaces

☐ **Decks:** **Condition:** Not Applicable

Comments:

☑ **Patios:** **Condition:** Repair

Comments:

The back patio concrete slab is cracked in several locations. Sealing is required. I recommend sealing with a concrete crack sealant to prevent intrusion of additional moisture and further deterioration.

☐ **Grills or other cooking equipment:** **Condition:** Not Applicable

Comments:

☑ **Outbuildings:** **Condition:** Good

Comments: **Size:** 10' - 0" x 12' - 0"

☑ **Retaining Structures:** **Condition:** Maintenance Required

Comments:

There is a crack in the retaining wall at the northeast boundary of the property. There is no lateral displacement and no extensive gap separation of concrete on either side of the crack. It is likely the result of settling over time, and typical for concrete construction of this type. I suggest monitoring this situation over time to ascertain that it does not begin to exhibit either of these conditions. Consult a qualified professional if either lateral displacement or gapping noticeably increases.
There is crumbling mortar between the first two pre-cast concrete blocks in the top course of the retaining wall surrounding the outbuilding. I recommend that the mortar be replaced at these two joints in order to prevent the intrusion of moisture, and water-related damage.

☑ **Sidewalks:** **Condition:** Repair

Comments:

There is fairly severe spalling of the concrete surface of the sidewalk along the street. This is not unexpected for the age of the sidewalk, and the particular location with high winter and springtime run-off from further up the street. I advise repairing the most severely affected areas by filling the low areas

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with a concrete patch kit. This will prevent pooling of water, and the associated freeze thaw cycles that will rapidly deteriorate the existing sidewalk. Here is a link to a typical concrete patch kit... http://www.homedepot.com/p/t/100275522?catalogId=10053&langId=-1&keyword=concrete+patch&storeId=10051&N=5yc1v&R=100275522#specifications

☑ **Driveways:** **Condition:** Repair

Comments:

There is minor spalling of the driveway. There are two cracked and tilted slab sections at either corner of the bottom of the driveway. There are oil and rust stains on the slab adjacent to the garage door. I recommend that the cracked sections be repaired or replaced to prevent precipitation run-off from eroding the earth below the driveway, and causing further damage. Remove the damaged sections, build up the earth below the removed sections so that they will lay flush with the top of the existing driveway, and bond/seal the crack with something like this... http://www.homedepot.com/p/t/100653148?catalogId=10053&langId=-1&keyword=concrete+patch&storeId=10051&N=5yc1v&R=100653148#.UVzDy5PqmSo

Grading / Drainage: **Condition:** Monitor

Comments:

The grading in the back yard and of the back patio does not meet International Building Code minimum requirements. Those requirements stipulate that the grading from the house should be a minimum of 5% for 10 feet and a minimum of 1% to 25 feet, but in fact the back yard and back patio both slope very slightly toward the structure. In the crawlspace, barrier on the hill-ward side, there is fairly damp earth under the vapor barrier and evidence of seepage between the stem wall, and stem wall footing at the northeast corner of the structure. No significant deterioration of the wood sill plate or cripple wall vertical studs was observed in this area by penetration probing with an awl. I recommend improving the grading in the back yard, or installation of a drain line at the base of the east stem wall to prevent further moisture intrusion.

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Structural Systems

☐ **Basement or Cellars:** **Condition:** Not Applicable

Construction Details:

Basement Walls: **Condition:** Not Applicable

Construction Details:
☐**Insulation:** **Type:** **R-Value:**

Basement Floors: **Condition:** Not Applicable

Construction Details:
☐Insulation: **Type:** **R-Value:**

Basement Stairs: **Condition:** Not Applicable

Construction Details:

☐ **Windows / Lightwells:** **Condition:** Not Applicable

☐ **Doors:** **Condition:** Not Applicable

Comments:

☐**Sump Pump:** **Condition:** Not Applicable

Make: **Model:**
Inspection Method:

Comments:

Cabinets / Closets: **Condition:** Not Applicable

Construction Details:

Comments:

Ceilings: **Condition:** Not Applicable

Construction Details:

Comments:

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Foundations / Footings: **Condition:** Good

Construction Details: Raised Stem Walls with Pier Footings

☑ **Vent Screens/Louvers:** **Condition:** Repair

Comments:

The foundation and footings are in generally very good repair. There is one damaged and one partially detached foundation vent at the southwest corner of the foundation. I advise repairing/replacing these vents. This will prevent vermin and wildlife entrance into the crawlspace.
There is excessive deflection of the floor joists under load in the front half of the structure. I suggest installation of additional floor bearing posts and pre-cast concrete footings in the crawlspace where desired for greater floor rigidity. This is a fairly easy operation; just place the footing below the midpoint if a joist span, jack up the joist ¼"-1/2" and cut a 4" x 4" post section. Place it on the footing, and release the jack, allowing the load to settle on the new support post. Consult a contractor if this seems to exceed your experience or comfort level.

☑ **Crawl Space:** **Condition:** Maintenance Required

☐ **Sub-Floor Insulated:**

☐**Insulation:** **Type:** **R-Value:**

Inspection Method: From crawlspace.

☑ **Foundation Wall:**

☑**Insulation:** **Type:** Expanded Polystyrene. **R-Value:** R-8

☑ **Vapor Barrier:** **Condition:** Acceptable

Comments:

There is evidence of vermin (mice feces) in the crawlspace. There is evidence of past moisture and there is currently moisture adjacent to the east foundation wall. There are minor amounts of debris in the crawlspace. I recommend removing any debris, and replacing/repairing the discrepant foundation vents. This will prevent vermin from entering the crawlspace, and the lack of debris will insure there is no sustenance or nesting materials available.

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Doors

Exterior Doors: **Condition:** Repair

☑**Weatherstripping:** **Condition:** Repair

☑**Doorbell:** **Condition:** Good

Comments:

There are visible gaps in the front door between the raised panel and stile on the latch side of the front entry door. There is also a gap between the latch-side stile and the weather-stripping when the door is latched. I recommend that the door and jamb be repaired or replaced if desired. Repairing this type of problem a raised panel door can be accomplished by driving the stile away from the raised panel where the existing glued joint has failed, applying additional glue and clamping. The gap between the door and weather-stripping can be corr3ected in several ways. Because of the door jamb's type of construction, the stop can be detached from the jamb and repositioned so As to remove any gapping. Alternatively, it would be fairly easy and inexpensive to replace the existing weather-stripping with a newer product that would fill the existing gap.

Garage Doors **Condition:** Acceptable

☑**Garage Door Opener(s)** **Condition:** Good

Make: Overhead Door **Model:** 100

☐**Opener Remote(s)** **Model Number:**

☑**Torque reverse mechanism operates?**

☐**Photo-electric reverse mechanism operates?**

☑**Exterior Service Door:** **Condition:** Good

Comments:

The garage door is constructed of medium density fiberboard (MDF) panels and Douglas fir stiles. There is a crack in one MDF panel, weathering damage to the outside of several panels, and the bottom gasket is torn in two locations. The weather-related damage to the door exterior is due to past failure to keep a protective paint coating on the door (the current paint coat is well maintained). I advise repairing the cracked panel by filling with quality wood glue and wood flour (finely divided sawdust), and sanding. Pitting of the panel exteriors can be accomplished in the same way if desired. Make certain, however, that the door is protected by a solid layer of primer and paint once the repair has been accomplished as MDF is otherwise highly susceptible to water damage. I recommend replacing the gasket on the door bottom to increase overall home energy efficiency, and to prevent any pests or vermin egress into the structure.

☐**Interior Doors:** **Condition:** Good

Comments:

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☐**Fireplaces / Stoves:** **Condition:** Good

Type: Wood Fireplace.

Chimney: **Condition:** Maintenance Required

☑ **Damper:** **Condition:** Good

☐ **Gas Shut-Off:** **Condition:** Not Applicable

Location:

☐ **Igniter:** **Condition:** Not Applicable

☐**Refractory Lining:** **Condition:** Good

Comments:

The fireplace is in very good condition. The chimney however has a fair amount of soot buildup, and should be cleaned. The mortar cap on the top of the chimney is also cracked in several locations, and one section of mortar is entirely detached from the brick and mortar. I recommend that the mortar cap be repaired. Moisture intrusion into the mortar cap, and the brick chimney, will rapidly deteriorate both. Please refer to the section entitled "Home Periodic Maintenance and Energy Efficiency Recommendations - fireplaces" near the end of the report as well.
I observed soot around the exterior of the fireplace screen at the top of the screen. Upon further investigation, I determined that the clamps attaching the screen and door unit to the fireplace were extremely loose, and that the right-hand clamp was hanging from the screen frame. I re-attached the loose clamp, and tightened both clamps to the appropriate torque.

Floors

☑ **Carpet** **Condition:** Acceptable

Comments:

The carpet is composed of 20" adhesive industrial carpeting squares. It is in good condition.

☑ **Wood** **Condition:** Acceptable

Comments:

The flooring in the kitchen and dining/living area is comprised of stained and sealed oriented strand-board (OSB) panels. It is in generally good condition with a couple of minor chips, and scuffed areas.
The flooring in the main bathroom is engineered wood laminate in excellent condition.

☑ **Stone** **Condition:** Good

Comments:

The front entry is floored with flagstones in good condition.

☑ **Tile** **Condition:** Excellent

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Comments:

The master bath flooring and shower stall are comprised of tile in excellent condition.

☐**Vinyl** **Condition:** Not Applicable

Comments:

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Roof: **Condition:** Excellent

Inspected from: Roof.

Approximate age: 1 year.

Construction Details: Hipped/Gabled.

Comments:

The roof sheathing appears to be new or very nearly new.

Roofing Material **Condition:** Excellent

Construction Details: Composition Asphalt Shingles.

Comments:

The architectural-grade composition asphalt shingles are either new or very nearly new. A roof of this type can be expected to last for 25-30 more years in our locale and climate.

Roof Framing **Condition:** Good

Construction Details: Engineered Trusses.

Comments:

Roof Sheathing **Condition:** Good

Construction Details: Plywood.

Comments:

☑**Rain Gutters:** **Condition:** Maintenance Required

☑**Downspouts** **Condition:** Good

☐**Splash Blocks** **Condition:** Not Applicable

Comments:

All rain gutters have appreciable amounts of granule sediment from the new roof sheathing material. This is typical of new installations for a period following installation. I recommend that the gutters be cleaned since this debris can impede drainage causing gutters to overflow during heavy precipitation events subsequently causing potential water-related damage to the soffit.

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Roof (Continued…)

Ventilation **Condition:** Good

☐ Eave Vents ☑ Soffit Vents ☑ Ridge Vents ☐ Wind Turbine Vents
☐ Jack Vents ☑ Gable Vents

☐ **Attic Vent Fan:** **Condition:** Not Applicable

Make: **Model:**
Switch / Control: **Switch Location**

Comments:

Attic Space **Condition:** Good

☑**Insulation:** **Type:** Fiberglass, blown-in. **R-Value:** R-34

Comments:

The attic insulation is generally superior in R-value, and has been installed recently. It has, however, been compressed and matted down along a path down the rafter centerline. I advise decompressing this matted insulation, or adding additional insulation as the current situation will reduce the overall energy efficiency of the structure.

Flashing

Type: Galvanized Steel. **Condition:** Good

☐**Drip Edge** **Condition:** Good

Comments:

Soffits: **Condition:** Acceptable

Comments:

The soffits exhibit water-related damage in several locations. It is not serious, and the underlying possible causes have already been addressed. The damage could be the result of any or all of the following. Deferred maintenance painting the soffits, deferred maintenance in replacing the roof sheathing when required, or deferred maintenance cleaning the gutters. I suspect that the current state of the gutters is not the root cause because the water damage to the soffit material predates the current roof.

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Walls **Condition:** Good

☑**Insulation:** **Type:** Fiberglass batt. **R-Value:** R-12

Framing Details: 2" x 4" Wood Stud

Exterior Sheathing Details: Brick/Stucco/Wooden clapboard.

Condition: Maintenance Required

Interior Sheathing Details: Gypsum drywall. **Condition:** Good

Comments:

There are several gaps between the ends of the wooden lap siding on the rear exterior wall. These gaps were previously caulked, but the caulking has cracked and shrunk over time, so that these gaps now allow moisture to penetrate the exterior sheathing. I recommend re-caulking these joints to prevent any moisture intrusion.

There is damaged drywall in the ceiling of the garage. It appears that someone stepped on a section while in the attic space. I suggest that the affected piece of drywall be more securely attached to the ceiling joists using drywall screws.

Exterior Trim / Fascia: **Condition:** Acceptable

Comments:

There is one section of trim at the southwest corner of the structure that has partially detached from the substrate, and should be re-attached. Wind and/or further warping of the wood trim piece will lead to additional damage to this trim piece.

Interior Trim, Moldings, Etc. **Condition:** Good

Comments:

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Windows **Condition:** Good

Construction Details: Vinyl-framed double-pane.

Sills: **Condition:** Good

Screens: **Condition:** Good

☐ **Storm Sashes:** **Condition:** Not Applicable

Storage Location:

Comments:

All windows are in good condition, and are replacements for the original windows installed in the structure. I recommend that the tracks of all windows be cleaned. This will increase the effective window life since dirt and debris caught in the tracks can wear horizontally opening vinyl windows over time.

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Electrical Systems

Service

Service Entrance Underground

☐**Electrical Mast** **Condition:** Not Applicable

☐**Service Disconnect** **Condition:** Not Applicable

Service Panel: **Condition:** Immediate Safety Concern

Amperage: 125 Amp

Voltage: 120/240 Volts.

Phase: Single-Phase

Distribution Panel **Condition:** Good

Circuit Protection: Circuit Breaker

☐**Additional circuit positions available**
☑**Branch circuits labeled/identified**

☐**Sub-Panel:**

☑**Grounding post/ wire:** **Condition:** Good

Branch Wiring: **Type:** Romex (Non-Metallic Insulated Copper)

Comments:

The electrical service panel is equipped with 275 Amps of circuit breakers, but the buss bars are only rated for 125 Amps and there is no limiting master breaker. Idaho building code at the time of construction did not require a master breaker, and there is no requirement that it be made compliant with current code. This is a potential safety concern since it is theoretically possible to overload the buss bars without having overloaded each of the several separate branch circuits. In this event, the likely result would be an electrical fire. I state that it is a theoretical hazard because obviously the panel and buss bars have been in operation since 1978 without such an occurrence. I do however recommend the installation of a master circuit breaker, sized appropriate to the existing busses, by a qualified licensed electrician.

Ground Fault Interrupts: **Condition:** Good

☐**Kitchen GFI** **Status:** Not equipped.

Trip/Reset Location:

☑**Bathroom GFI** **Status:** Operated properly.

Trip/Reset Location: main bathroom outlet for main and master GFI

☐**Garage GFI** **Status:** Not equipped.

Trip/Reset Location:

☐**Other GFI** **Status:**

Trip/Reset Location:

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The kitchen and garage were not required to be equipped with ground-fault interrupt devices at the time of construction. I would recommend installation of GFI device for these outlets.

Switches: Condition: Good

Comments:

All switches operated properly

Receptacles: **Condition:** Acceptable

Polarity: **Outlet polarity correct.**
Grounding Electrode: **Properly grounded.**
Comments:

Most electrical outlets have worn internal spring retainers (holds the plug in the socket). This is not unexpected for the age of the outlets.

Lighting Fixtures: **Condition:** Good

Comments:

☑ **Low Voltage systems:** **Condition:** Good

Comments:

There is a low-voltage lighting system installed over the breakfast bar in the kitchen. It operates properly.

☑ **Coaxial cable:** **Condition:** Good

Comments:

Living room & family room

☑ **Phone / Internet Wiring:** **Condition:** Good

Comments:

Family room & kitchen

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HVAC Systems

☑**Natural Gas / Propane:**

Gas Meter / regulator: **Make:** American Meter **Model:** AC-250

Gas Piping **Type:** Black iron piping. **Condition:** Good

☐**External Patio Piping**

Heating Equipment: **Condition:** Excellent

Type: Gas-Fired Forced Air.

Make: Lennox Elite Series **Model:** G50DF-36A-070-09

Size: 36,000 BTU/Hour. **Rating:** 80% AFUE

Last serviced: 3/12/2012

Filter replaced: 3/20/2013

Filter type: Pleated paper filter.

Filter size: 2 ea. 16" x 20" x 1"

Location: Garage.

☐**Bollards:**

☑**Source of ignition is at least 18" minimum elevation if in garage:**

☑**Flue:** **Condition:** Good

☑ **All rooms ducted**

Fuel Source: Natural Gas Utility Service.

☑**Fuel Safety Shut-off** **Condition:** Good

Comments:

The furnace was installed 09/21/2009.

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HVAC Systems (continued…)

Thermostatic Control **Condition:** Good

Type: Digital RTD **Model:** Honeywell TB401C.

Location: Hallway.

Comments:

Cooling Equipment **Condition:** Good

Make: Lennox **Model:** HS29-030-2P

Size: 30,000 BTU/hr

Rating: 13.05 SEER.[1]

Last serviced: could not be determined

☐ **Condensate Drain:** Exterior

Comments:

Probably installed at the same time as the furnace

Ducting, Vents, and Returns

Comments: **Condition:** Good

[1] The efficiency of air conditioners is often rated by the Seasonal Energy Efficiency Ratio (SEER) which is defined by the Air Conditioning, Heating and Refrigeration Institute in its standard ARI 210/240, Performance Rating of Unitary Air-Conditioning and Air-Source Heat Pump Equipment. The SEER rating of a unit is defined to be the cooling output during a typical cooling-season divided by the total electric energy input during the same period.

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Plumbing Systems

Water Heater **Condition:** Good

Type: Storage (Tank)

Make: GE / Rheem **Model:**

Recovery Rate: 27 GPH. **Energy Factor:** 0.9 [2]

Size: 50 gallon. **Model Number:** GE50M06AAG

Pressure-Temperature Relief Valve (PTRV): **Condition:** Good

Location: Garage.

☐**Bollards:**

☐**Source of ignition is at least 18" minimum elevation if in garage:**[3]

☐ **Seismic Strap:** ☑**Water Shut-Off Valve** **Condition:** Good

Fuel Source: Electrical.

☐**Fuel Safety Shut-off:** **Condition:** Not Applicable

☐**Flue:** **Condition:** Not Applicable

Comments:

The water heater was installed at the same time as the furnace

Water Supply System:

Source: Municipal supply. **Pressure:** 90 PSI **Condition:** Excellent

Supply Piping: Copper. **Condition:** Excellent

Main Shut-Off Location: Crawlspace 20' north of access.

☐**Pressure Reservoir:** **Condition:** Not Applicable

Make: **Model:**

☐**Pump:** **Condition:**

Make: **Model:**

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[2] The energy factor is defined to be the ratio of useful energy output to the total amount of energy delivered. A higher energy factor indicates greater energy efficiency.

See http://www.energystar.gov/index.cfm?c=water_heat.pr_crit_water_heaters

[3] Flammable Vapor Ignition Resistant (FVIR) Water Heaters exempted (see International Fuel Gas Code 2009, Chapter 3.305.3 http://publicecodes.cyberregs.com/icod/ifgc/2012/icod_ifgc_2012_3_sec005.htm

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☐**Water Purifier:** **Condition:** Not Applicable

Make: **Model:**

☐**Water Softener:** **Condition:** Not Applicable

Make: **Model:**

Comments:

Drains

☑**Septic Service** Municipal sewage. **Condition:** Good

☑ **Drain Vents / Roof Jacks:** **Condition:** Excellent

☐**Sumps and sump pumping systems:** **Condition:** Not Applicable

Make: **Model:**

Comments:

The drain line cleanout is in the front yard inside a buried custom ground box fabricated from a plastic 5 gallon paint bucket and lid (see pictures).

Fixtures **Condition:** Good

Comments:

All fixtures have been replaced since original construction, and are in good working condition.

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Appliances

☑**Bath Exhaust Fans:** **Condition:** Good

Comments:

☐ **Built-In Vacuum System:** **Condition:** Not Applicable

Make: **Model:**

Comments:

☑**Dishwasher:** **Condition:** Maintenance Required

Make: General Electric. **Model:** GSD4030Z02WW

Comments:

The top shelf slide on the right side does not operate smoothly.

☑**Cooking Range:** **Condition:** Acceptable

Make: General Electric. **Model:** J BP30B0B4WH

Comments:

.

☐ **Oven:** **Condition:** Acceptable

Make: General Electric. **Model:** J BP30B0B4WH

Comments:

Oven requires cleaning.

☐ **Microwave(s):** **Condition:** Not Applicable

Make: **Model:**

Comments:

☑ **In-Sink Waste Disposal Unit:** **Condition:** Good

Comments:

Insinkerator

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Appliances (continued)

☑ **Cooking Exhaust Hood:** **Condition:** Good

Comments:

Exhausts to building exterior.

☐ **Trash Compactor** **Condition:** Not Applicable

Make: **Model:**

Comments:

☑**Laundry Facilities** **Condition:** Repair

Location: Utility closet.

Facilities for: Washer / Dryer. **Position:** Side-by-side.

Dryer Heat Source: 240 V Electrical.

Comments:

The dryer vent exhaust hood is damaged, installed incorrectly (rotated 90 degrees), and does not have a flapper valve. This will allow both moisture and wildlife to enter the vent duct, possibly damaging the duct. I recommend replacing the vent hood with something like this…
http://www.homedepot.com/p/t/100018300?catalogId=10053&langId=-1&keyword=dryer+vent+cover&storeId=10051&N=25ecodZ5yc1vZ12kx&R=100018300#.UVyzv5PqmSo

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Pools and Hot Tubs

☐ **Hot Tubs** **Condition:** Not Applicable

Comments:

☐ **Pools** **Condition:** Not Applicable

Comments:

Sprinkler System

☑ **Sprinkler System** **Condition:** Good

☑**Sprinkler Controller** Orbit Model # 57012

☑**Water Source** Municipal supply.

☐**Filter/Strainer:** **Condition:** Not Applicable

☑**Backflow Preventer:** **Condition:** Good

Shut-Off Valve Location: Backflow preventer

Comments:

City of Boise requires annual testing of backflow preventers.

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Safety and Security Systems

☐ **Smoke Alarms** **Condition:** Acceptable

Comments:

Alarm operated properly when tested.

☐ **Carbon-Monoxide Alarms:** **Condition:** Not Applicable

Comments:

☐ **Radon Detectors** **Condition:** Not Applicable

Comments:

☐ **Fire Suppression System:** **Condition:** Not Applicable

Type:

Comments:

☐**Security System** **Condition:** Not Inspected

Make: **Model:**

Comments:

There is a NuTone brand intercom mounted to the left of the front door. I could not find an internal annunciator. It may have been removed.

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Home Periodic Maintenance and Energy Efficiency Recommendations

Air Conditioner

If the air conditioning unit is window mounted, remove it in the fall, or provide with a suitable weatherproof cover. This will prevent excess air infiltration into the home or property during the cold months of winter, will reduce heating costs, and will extend the operating lifetime of the air conditioning unit.

If the unit is a central air conditioner, perform the following preventive steps in order to increase the unit's efficiency, and prolong its operating lifetime:

Clean evaporator and condenser air conditioning coils. Dirty or fouled coils in these components can reduce system efficiency by as much as 50% in even minor cases of fouling. This is particularly important at the condensing coils which, due to their configuration and outdoor location are especially susceptible to fouling by dirt, leaves, and other detritus. Additionally, the evaporator is equipped with radiative fins similar to those found in your vehicle radiator. Inspect these fins for signs of damage, especially bent fins. If bent fins are observed, they can be repaired by use of a "fin comb" available at most auto parts stores.

Check the unit's refrigerant charge. Some units are equipped with a sight glass in the high pressure refrigerant discharge line leading from the refrigerant condenser to the evaporator (which usually located in the central heating unit plenum). If bubbles are observed in the sight glass during operation of the air conditioner, the unit lacks sufficient charge, and must be serviced by a professional. If a sight glass is not present, inspect the evaporator return line. This line is larger in diameter than the high pressure line, and should be covered by an insulation jacket. Place your hand on this line where it enters the unit (typically there is a low pressure isolation valve where the line enters the condenser). This line should be cool to cold after approximately 15 minutes of operation.

The air conditioner evaporator unit's location is equally important for efficient operation. Air flow through the unit should be unobstructed for at least 12" in any direction. Also, because the heat transfer is proportional to the difference in temperature between the compressed refrigerant gas (fixed temperature), and the outside air temperature (variable), direct exposure of the condenser to sunlight will decrease the unit's efficiency.

Attic

Inspect the attic area and the underside of the roof annually for signs of water leakage, or excessive condensation.

Ensure that attic vent opening are not blocked. Blocked vent openings, while beneficial in the winter, prevent the dispersion of water vapor from the attic to the building exterior and may eventually cause delamination of the roof sheathing. Additionally, even a normally vented attic may easily be as much as 60 °F, or more, hotter than ambient air temperature.

Consider installing a thermostatically controlled attic exhaust fan. As mentioned above, heat gain due to solar heating can greatly increase the energy required to cool a structure during summer months. An attic fan can reduce this temperature to near ambient temperatures. Additionally, it may make you eligible for certain tax credits (check with your local utility for more information).

Consider adding additional insulation. Idaho is in the U.S. department of Energy Zone 3, and R-38 insulation is recommended for attic spaces. Care should be exercised when installing additional insulation and the services of a professional should be considered. Insulation derives its value in large part from the air trapped within it. If the additional insulation compresses the existing insulation, little or no benefit will be realized.

Crawlspace

Examine the crawlspace for signs of water leakage annually.

Check any central air ducting to ensure that it is insulated, and to ensure that there are no gaps at the duct joints which may allow conditioning air to escape the duct system.

If the foundation stem walls and sub-floor are not insulated, consider insulating both.

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Faucets

Examine all faucets for leakage. Replace faucet or valve gaskets if leaking is detected. A single dripping faucet can waste as much as 20 gallons of water a day, and cost about $25.00 per year.

Filters

If the property has central heating, clean or replace central heating filters and air plenum in the fall when first operating the heating system.

Have the heating unit serviced by a professional annually.

Fireplace

If not already equipped with one, consider installing a chimney cap equipped with a spark arrestor. A chimney cap will prevent water damage to the flue lining, will keep small animals and birds from entering the chimney, and the spark arrestor (screening of the opening) will prevent the discharge of sparks, and prevent the inadvertent ignition of potentially flammable items such as roofing, shrubs, trees, and grasses on the outside of the structure.

Clean the chimney of soot and creosote buildup annually, or have a professional chimney cleaner.

Foundation vents

Ensure that foundation vents are free of obstruction.

In the fall, it is a good idea to close the foundation vents. Annual cycling of the vents will allow you to ascertain that vents are not in need of maintenance, and will prevent excessive infiltration of cold air into the building crawlspace during the winter months when outside air temperature and humidity are low. It is, however, very important to open them again as soon as outside air temperatures begin to rise in the spring. Failure to do so can result in elevated humidity levels under the structure, and can shorten the life of structural components in both floors and stem walls.

Frost-free Sill-cock (valves)

Remember to detach hoses from all external horizontal (wall mounted) sill cocks (water valves) in the fall, before outside air temperatures dip below freezing. These valves drain through the threaded hose connection, and can be prevented from draining if a hose is connected.

Gutters

Ensure that gutters are free of leaves and other debris annually. Make sure that the gutters and downspouts are still firmly attached to the structure. Make certain that downspouts all direct water away from the building foundation.

Heating System

Bleed radiators annually. Steam and hot water systems often contained entrained air which can become trapped in the radiator, preventing its proper operation. Releasing this trapped air through the bleed valve located at the top of the radiator allows correct and efficient operation of the equipment.

Turn off the pilot during the cooling season. If your furnace is not equipped with an electronic ignition system, it will continue to burn an unnecessary (but small) amount of gas. Over the entire cooling season, this can translate into an annual savings of about $30.00-$50.00 depending upon rates.

Adjust your air registers to restrict flow to rooms which are unused or seldom used.

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Roof

Keep the roof free of debris. Debris lying on a roof impedes shedding of precipitation and accelerates deterioration of the roof covering.

Replace any shingles, shakes, tiles or sections which show excessive deterioration. It is much cheaper to effect repairs at this stage instead of procrastinating until the point that roof sheathing is also subjected to the deteriorating effects of excess moisture.

Repair or replace any flashing which shows excessive deterioration.

Check the seals around all roof penetrations at least annually, and repair any seals that require attention.

Trim any tree branches in contact with or close proximity to the roof.

Siding / Paint

Wood Shakes, Shingles, and Wood Planking should be painted or stained to help preserve them. Painting is normally required every 5-7 years and staining every 3-4 years.

Composition board needs to be repainted every 8-10 years, and particular attention should be paid to any nicks, scratches or abrasions in this material, especially near the base of the siding where it is more susceptible to moisture penetration.

Vinyl is probably the easiest wall sheathing to maintain. Occasionally, vinyl will have to be washed to eliminate dirt, dust, stains, mold or mildew. For heavier stains, vinyl siding can be cleaned with a soft cloth, or soft brush. Some of the more common cleaners that can be used on vinyl include: Fantastic®, Murphy's Oil Soap®, Lestoil®, Windex® and Soft Scrub®. Ensure that all sources of heat are kept well away from vinyl siding as the plastic transition temperature of vinyl siding is approximately 140 °F.

Plywood Siding is susceptible to expansion and contraction. Due to its large surface area this can subject fasteners to pull out, and joints to pull. Keep the surface covering (usually paint) in good repair or this form of siding will deteriorate, absorb moisture and warp.

Smoke Alarms / Fire Suppression Equipment

Smoke alarms should be tested at least once a month to ensure proper operation.

If equipped with a battery backup, the smoke alarm batteries should be replaced quarterly to bi-annually.

Smoke alarm comes with a user's manual, which describes how to use and take care of that particular alarm. Refer to these instructions for more detailed information about your particular unit(s).

Sprinkler Systems

Verify that no sprinkler heads are missing, broken, or clogged. Ensure that they are not pushed too far into the ground, tilted, or spraying in the wrong direction.

Schedule an appointment for the sprinkler system to be purged (by blow-out) prior to the first heavy fall frost if this is a concern in your area. Failure to do so can crack water lines, solenoids, or valves, as well as the sprinkler heads themselves.

Windows and Doors

Clean the exterior tracks, screens and frames of windows regularly. This will prevent the buildup of detritus on the window exterior components, and extend the useful life of the window.

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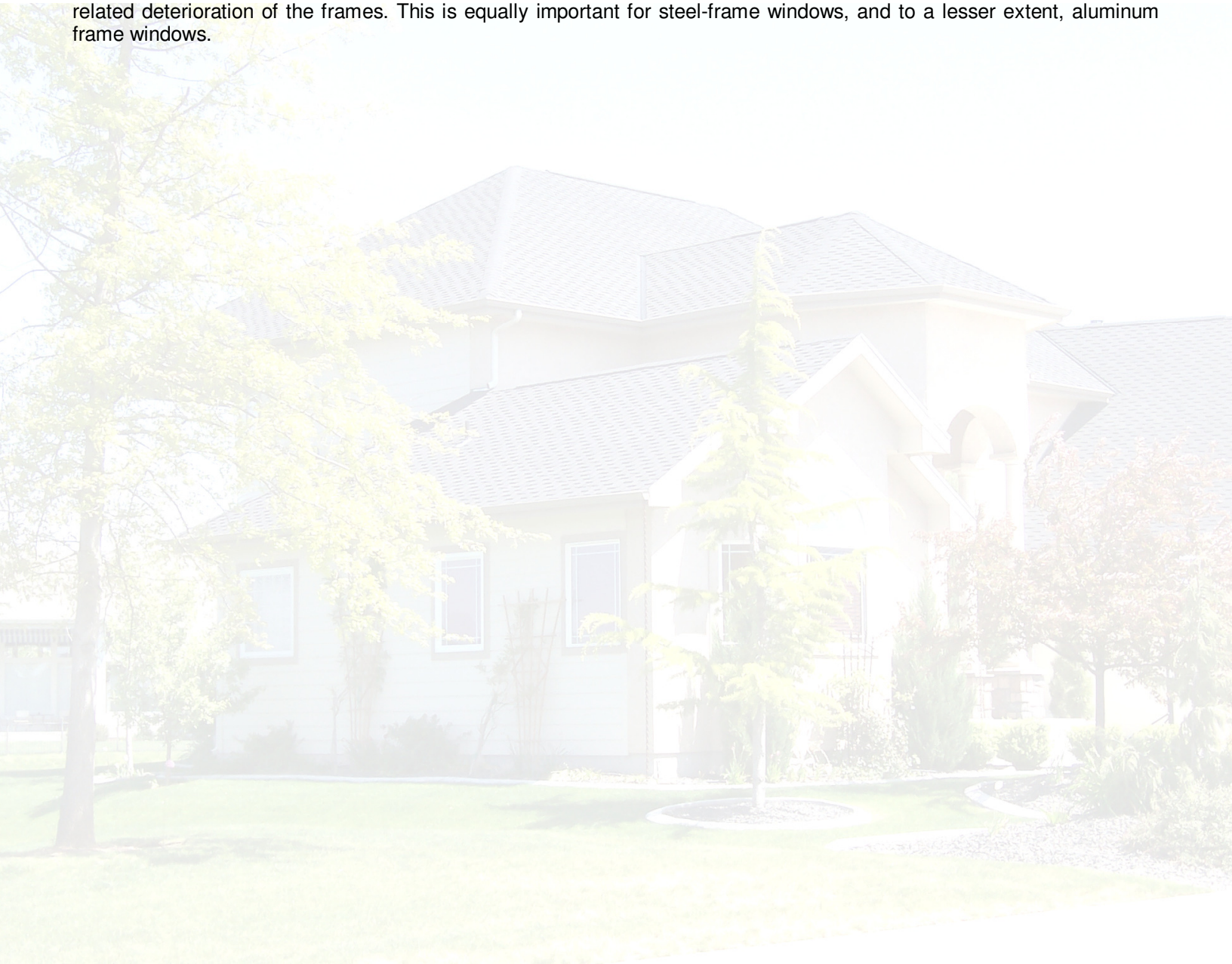
If windows are wood-framed, ensure that the painted surface is maintained in order to prevent accelerated weather-related deterioration of the frames. This is equally important for steel-frame windows, and to a lesser extent, aluminum frame windows.



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Windows and Doors (continued)

Ensure that all hardware and fasteners are securely tightened for both windows and doors. Loose hardware can work against its mounting surface causing premature deterioration of the mounting surface and the hardware.

Ensure that weather protective coatings of external doors are maintained in order to prevent accelerated weather-related degradation of the door.

Check garage door safety features for proper operation at least annually. Modern automatic garage doors are equipped with electric eyes and torque sensors to prevent inadvertent closing of the door on small children or pets which could cause serious injury or even death. In the event of an inanimate obstruction, these features can prevent damage to the door itself.

Approximate insulation value chart for a variety of insulation types	R-value/inch	Thickness (inches)							
		4”	6”	8”	10”	12”	14”	16”	18”
Fiberglass Batt	3.14	R-12	R-18	R-24	R-30	R-36	R-42	R-50	R-56
Fiberglass Blown (attic)	2.2	R-8	R-12	R-16	R-22	R-26	R-30	R-34	R-38
Fiberglass Blown (wall)	3.2	R-12	R-18	R-24	R-32	R-38	R-44	R-50	R-56
Rock Wool Batt	3.14	R-12	R-18	R-24	R-30	R-36	R-42	R-50	R-56
Rock Wool Blown (attic)	3.1	R-12	R-18	R-24	R-30	R-36	R-42	R-48	R-54
Rock Wool Blown (wall)	3.03	R-12	R-18	R-24	R-30	R-36	R-42	R-48	R-54
Cellulose Blown (attic)	3.13	R-12	R-18	R-24	R-30	R-36	R-42	R-50	R-56
Cellulose Blown (wall)	3.7	R-14	R-22	R-28	R-36	R-44	R-50	R-58	R-66
Vermiculite	2.13	R-8	R-12	R-16	R-20	R-24	R-28	R-34	R-38
Air-entrained Concrete	3.9	R-14	R-22	R-30	R-38	R-46	R-54	R-62	R-70
Urea terpolymer foam	4.48	R-16	R-26	R-34	R-44	R-52	R-62	R-70	R-80
Rigid Fiberglass (> 4lb/ft3)	4	R-16	R-24	R-32	R-40	R-48	R-56	R-64	R-72
Expanded Polystyrene (bead board)	4	R-16	R-24	R-32	R-40	R-48	R-56	R-64	R-72
Extruded Polystyrene	5	R-20	R-30	R-40	R-50	R-60	R-70	R-80	R-90
Polyurethane (foamed-in-place)	6.25	R-24	R-36	R-50	R-62	R-74	R-86	R-100	R-112
Polyisocyanurate (foil-faced)	7.2	R-28	R-42	R-56	R-72	R-86	R-100	R-114	R-128

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